

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF COMMONWEALTH OF MASSACHUSETTS
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION PARCEL 46B-LOT B (SEE ATTACHED
EXHIBIT B) IN THE SOUTH END URBAN RENEWAL AREA PROJECT
NO. MASS. R-56**

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Commonwealth of Massachusetts has expressed an interest in and/or submitted a satisfactory proposal for the development of Disposition Parcel 46B-Lot B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

WHEREAS, the Authority will grant three easements in connection with the development of the proposed project: (1) a non-exclusive easement to the site through the future East Concord Street extension (land now under the control of University Associates, Inc. ("Parcel B" on attached Exhibit A)); (2) a non-exclusive easement to the site from the Roxbury Canal property ("Parcel C" on attached Exhibit A); and (3) a non-exclusive, non-site-specific easement to Massachusetts Avenue ("D" on attached Exhibit A). Parcels B and C are currently owned by the Commonwealth and easements will be required only if those parcels are conveyed to the City of Boston.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Commonwealth of Massachusetts be, and hereby is, finally designated as Redeveloper of Parcel 46B-Lot B in the South End Urban Renewal Area.

2. That it is hereby determined that the Commonwealth of Massachusetts possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by the Commonwealth of Massachusetts for the development of Parcel 46B-Lot B conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be, and hereby are, approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.
6. That the Director is hereby authorized, for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 46B-Lot B to Commonwealth of Massachusetts, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers Statement for Public Disclosure" (Federal Form H-6004).

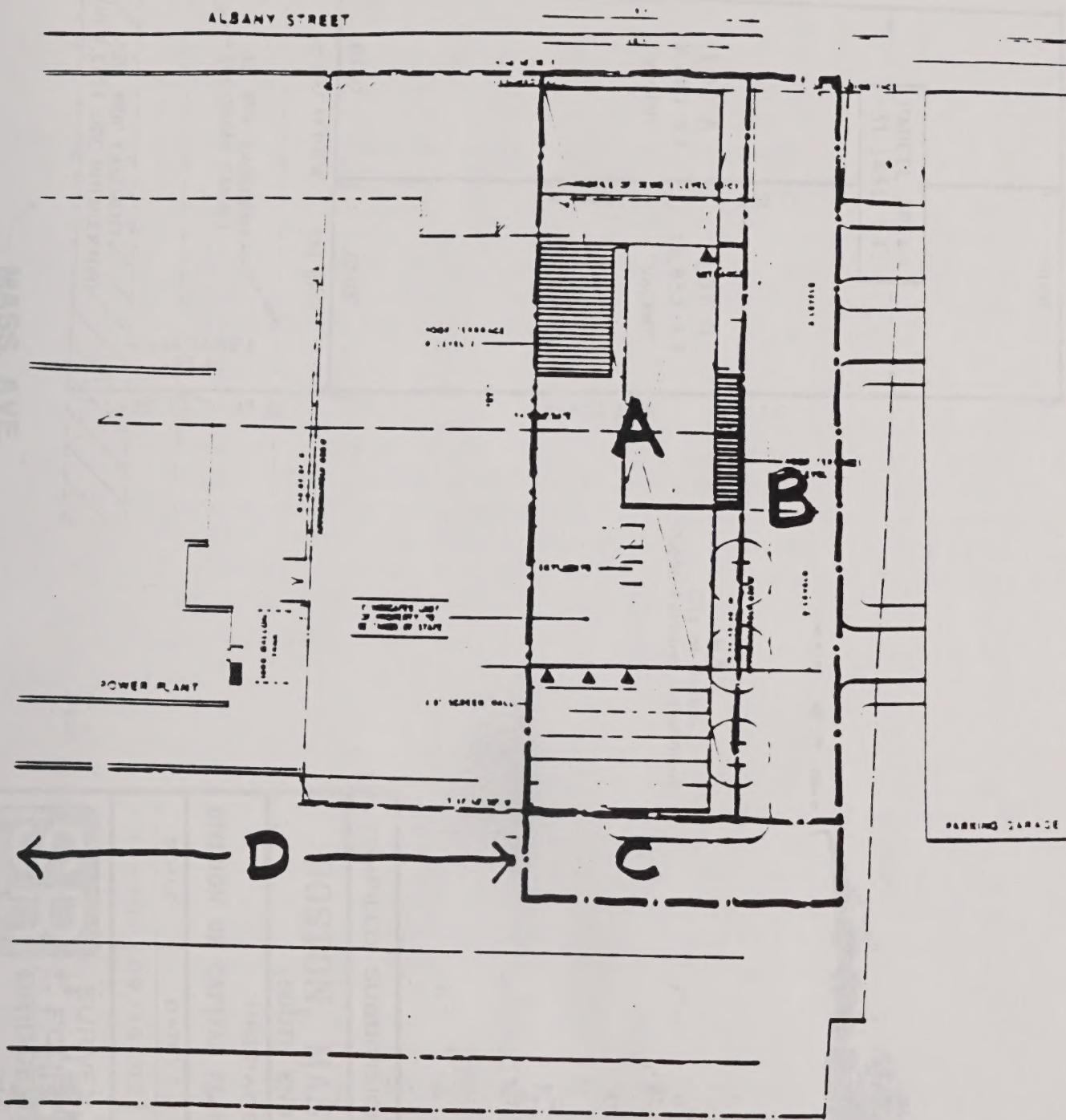


Exhibit A

BASIC BUILDING PROGRAM

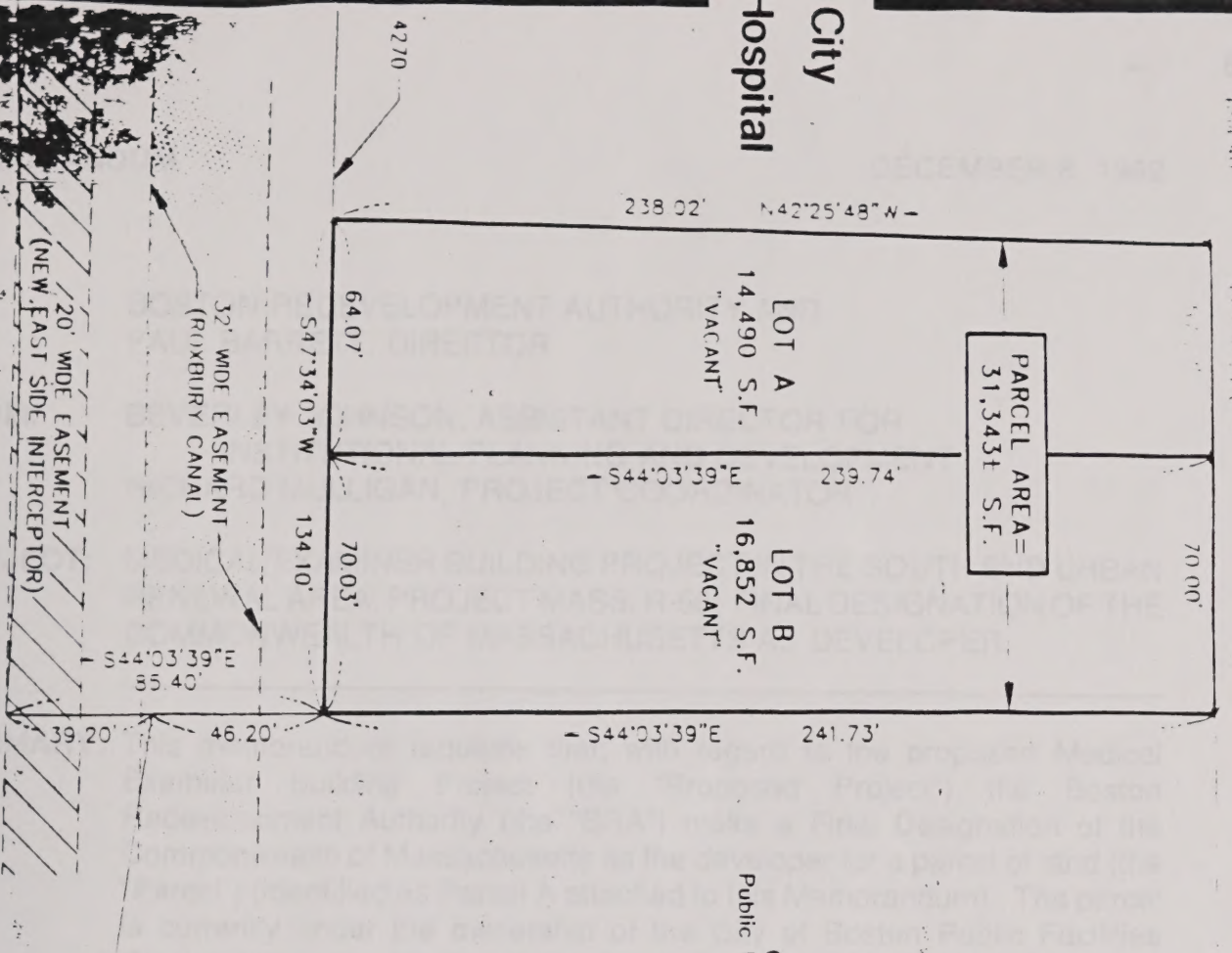
LEVEL	AREA
LEVEL 1	1,500 S
LEVEL 2	0,200 S
LEVEL 3	1,800 S
TOTAL	3,500 S

ATTACHMENT 1

SITE PLAN PRELIMINARY		MASSACHUSETTS MEDICAL EXAMINER FACILITY BOSTON, MASSACHUSETTS			
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Albany Street

City
Hospital



MASS. AVE.
EXIT RAMP

N/F
City of Boston
Public Facilities Department

Exhibit B

COMPILED SUBDIVISION PLAN OF LAND IN

BOSTON, MASSACHUSETTS
(SOUTH END DISTRICT)

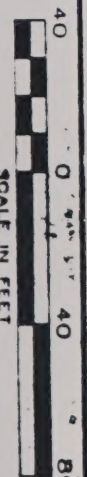
PREPARED FOR

DIVISION OF CAPITAL PLANNING AND OPERATIONS

SCALE	DATE	ACAD FILE	JOB NO.
1" = 40'	09/16/92	920903	920903



SURVEY RESOURCES, INC.
FOUR BRIDGE STREET
BRIDGEWATER, MA 01906
MA (508) 697-6911



CALCD DRA CHKD

MEMORANDUM

DECEMBER 8, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL BARRETT, DIRECTOR

FROM: BEVERLEY JOHNSON, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
RICHARD MULLIGAN, PROJECT COORDINATOR

SUBJECT: MEDICAL EXAMINER BUILDING PROJECT IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT MASS. R-56: FINAL DESIGNATION OF THE
COMMONWEALTH OF MASSACHUSETTS AS DEVELOPER.

SUMMARY: This memorandum requests that, with regard to the proposed Medical Examiner Building Project (the "Proposed Project") the Boston Redevelopment Authority (the "BRA") make a Final Designation of the Commonwealth of Massachusetts as the developer for a parcel of land (the "Parcel") (identified as Parcel A attached to this Memorandum). The parcel is currently under the ownership of the City of Boston Public Facilities Department and is located in the South End Urban Renewal Area.

INTRODUCTION

The Commonwealth of Massachusetts (the "Commonwealth"), through its Division of Capital Planning and Operations, seeks to construct a new facility for the Chief Medical Examiner on a parcel of land (the "Parcel") currently owned by the City of Boston. The Parcel, identified as "Parcel A" (as shown on the attached Exhibit A), is approximately 16,660 square feet in area and is bounded by Albany Street, the Roxbury Canal Property and the future East Concord Street extension. Parcel A has approximately 70' of frontage on Albany Street, side lot lines of approximately 238' and a rear lot line of approximately 70'. The site is proximate to the Power Plant for Boston City Hospital.

PROJECT DESCRIPTION

The Commonwealth's proposed development of a new Medical Examiner Building involves the construction of a two-story, 27,000 square foot structure. The construction of such a facility will permit the consolidation of the Medical Examiner's activities in eastern Massachusetts, replacing the existing facilities in the Mallory Building on the Boston City Hospital campus. The program elements of the new facility will consist of the following:

- Public lobby
- Administrative offices
- Identification room
- Autopsy suites
- Refrigerated storage
- X-ray room
- Van and hearse loading bays
- Support space

In addition to Final Designation of the Commonwealth as developer of the new Medical Examiner Building, the Commonwealth seeks three easements in connection with the development of the Proposed Project: (1) a non-exclusive easement to the site through the future East Concord Street extension (land now under the control of SETSA) ("Parcel B" on attached Exhibit A) to allow access and egress to the Medical Examiner's Building; (2) a non-exclusive easement to the site from the Roxbury Canal property ("Parcel C" on attached Exhibit A) to allow utility connectors to the existing power plant for future development; and (3) a non-exclusive, non-site-specific easement to Massachusetts Avenue ("D" on attached Exhibit A). Parcels B and C are currently owned by the Commonwealth and easements will be required only if those parcels are conveyed to the city of Boston. The easements are primarily for transit to and from the Medical Examiner's Building since the parking and loading/unloading facilities are in the rear of the building. Once the Massachusetts Avenue Connector is built, the East Concord Street extension will become a one way street exiting onto Albany Street in response to South End community concerns about East Concord Street becoming a heavily travelled short cut to Mass. Ave.

COMMUNITY REVIEW

The Commonwealth and the City have held numerous meetings with members of the Worcester Square Neighborhood Association and other groups and individuals from the surrounding neighborhood. Extensive community input led to numerous design changes in the building which is reflected in the final design of the building. The Proposed Project has the support of University Hospital, Boston University Medical School, Boston City Hospital and the South End community review teams.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority ("BRA") authorize the final designation of the Commonwealth of Massachusetts as the developer for a parcel of land (the "Parcel") identified as Parcel A in the South End Urban Renewal Area, for which the Commonwealth received tentative designation at a meeting of the BRA Board on August 19, 1992; and further

VOTED: That the BRA authorize the director to execute a Land Disposition Agreement (LDA) in the form of a resolution designating the Commonwealth of Massachusetts as the developer for a parcel of land (the "Parcel") identified as Parcel A (in Exhibit A) in the South End Urban Renewal Area.

